

MINUTES
MEETING OF THE
CONDOMINIUM REVIEW BOARD
MONDAY JUNE 25, 2007

Board Members Present: Kenneth Joyce, Elizabeth Medeiros,

Robert Racicot, John Cangiamila, William Medeiros

The Following Hearings Were Conducted:

WARD TWO PRECINCT THREE

1-3 Laurel Terrace – Application of Patricia Carmella Galeno, a Removal Permit for Unit One and a Certificate of Exemption for Unit Two – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 1977

Seeking Removal Permit for Unit One - signed letter enclosed from former tenant – former tenant states - vacating Unit voluntarily – tenant has completed studies at Harvard and is returning to the Midwest.

Property owner's sister will be purchasing this Unit.

Seeking Certificate of Exemption for Unit Two – this Unit is owner occupied.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 1 Laurel Terrace and a Certificate of Exemption for Unit Two located at 3 Laurel Terrace – location 1-3 Laurel Terrace.

WARD SIX PRECINCT TWO

26-28 Kidder Avenue – Application of Matthew Hoffman, a Removal Permit for Unit One located at 28 Kidder Avenue and a Removal Permit for Unit Two and Unit Three located at 26 Kidder Avenue – Attorney N. Jeanette Robinson, 505 Waltham Street, West Newton, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased 1998

Seeking Three Removal Permits

Tenants were notified June 2007

Copies of complete mailing to tenants enclosed. – tenant notification – return receipts.

Tenant notification states July 8, 2008 for remaining in their Units – notification of their right to purchase their Unit as well as tenant rights during notification period including their right to attend Board Meeting.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 28 Kidder Avenue and Unit Two and Unit Three located at 26 Kidder Avenue – location 26-28 Kidder Avenue.

WARD SEVEN PRECINCT ONE

22 Claremon Street – Application of William Madsen Hardy, a Removal permit for Unit One and a Certificate of Exemption for Unit Two – Sarah Hardy – 22 Claremon Street, Somerville, MA. represented the applicant – The \$1,000.00 fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 2001

Seeking Removal Permit for Unit One

Unit One – Signed letter from tenants – letter states tenants waive their notification rights – tenants state that they had asked property owners to be released early from their lease – tenants state that they found another apartment to better suit their needs – they waive their right to purchase Unit – tenants are French citizens and they will be returning to France upon completion of their studies at Harvard.

Copy of Termination Lease enclosed.

Unit Two – owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and a Certificate of Exemption for Unit Two located at 22 Claremon Street.

WARD THREE PRECINCT TWO

7 Berkeley Street – Application of Victor P. Cabral, a Removal Permit for Unit One and Unit Two – Attorney Frank Privitera Jr. 531 Medford Street, Somerville, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased Vacant September 25, 2006

Seeking Two Removal Permits

Enclosed – Signed affidavit by owner stating purchase date and status of property when purchased

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 7 Berkeley Street.

WARD SEVEN PRECINCT THREE

41-43 Curtis Avenue – Application of Michael E. Lettunich, A Removal Permit for Unit One located at 41 Curtis Avenue and a Certificate of Exemption for Unit two located at 43 Curtis Avenue – Attorney Adam D. Rogoff, 31 Conway Street, Roslindale, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

**Seeking One Removal Permit
Seeking One Certificate of Exemption**

Two Family – Purchased 2004

Owner purchased property and was going to move back to Massachusetts with his family – Career developments prevented this – owner has decided to keep Unit Two as his and convert both Units to Condominiums.

Copies of notices sent to tenants enclosed

Signed letters from tenants

Unit One – 41 Curtis Avenue – Waived right to One Year notification – waived right to purchase Unit – is relocating voluntarily on own accord – acknowledged receiving copies of their rights as tenants and considerations during conversion process

Unit Two – 43 Curtis Avenue – Waived right to One Year notification – waived right to purchase Unit – will remain as tenant in Unit – Acknowledged receiving copies of their rights as tenants and considerations during conversion process

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 41 Curtis Avenue and a Certificate of Exemption for Unit Two located at 43 Curtis Avenue – location 41-43 Curtis Avenue.

WARD TWO PRECINCT ONE

25-27 ½ Rossmore Street – Application of Perry Stolberg, a Removal Permit for the Unit located at 27 Rossmore Street and the Unit located at 27 ½ Rossmore Street – Attorney Charles J. Sillari Jr., 92 Highland Avenue, Somerville, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Four Family – Purchased vacant 2005

Four Units have been rented

Unit at 25 Rossmore Street received Certificate of Exemption June 2007 – tenants purchased their Unit

Seeking Two Removal Permits

All tenants had received notification of conversion – copies of these notifications are on file

Unit at 27 – Signed letter from Tenant – voluntarily vacating – purchased a Condominium elsewhere.

Unit at 27 ½ - Signed letter from tenants – one of the tenants accepted a new job that a commute from this address would not be possible

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 27 Rossmore Street and the Unit located at 27 ½ Rossmore Street – location 25-27 ½ Rossmore Street.

WARD THREE PRECINCT THREE

50 Craigie Street – Application of 50 Craigie LLC, a Removal Permit for Unit 24 and Unit 32, Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

33 Unit Building – Purchased October 2006

17 Units have already been converted

Seeking Removal Permits for Unit 24 and Unit 32

Unit 24 – Signed tenant affidavit – acknowledged receiving notification of conversion and their rights as a tenant – waived right to purchase their Unit – acknowledged notification to attend June Meeting – vacated Unit voluntarily May 31, 2007

Unit 32 – Signed tenant affidavit – acknowledged receiving notification of conversion and their rights as a tenant – waived right to purchase their Unit – voluntarily vacated their Unit April 30,2007 – acknowledged notification to attend June 2007 Meeting

If these Two Units are approved – 14 Units remain to be converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 24 and Unit 32 located at 50 Craigie Street.

WARD TWO PRECINCT TWO

73 Marion Street – Application of 73 Marion Street Realty Trust, a Removal Permit for Three Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family - Purchased January 2005

Seeking Three Removal Permits

Signed affidavits from tenants in Three Units – Tenants state they were notified of the conversion and their rights as tenants – waived their right to purchase their Units – all tenants are intending to vacate August 31, 2007 – Tenants also acknowledged notification of their right to attend June 2007 Meeting

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three located at 73 Marion Street.

WARD TWO PRECINCT TWO

388-390 Washington Street – Application of 388-390 Washington Street Realty Trust, a Removal Permit for Three Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family purchased vacant January 2007

Seeking Three Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 388 Washington Street and Unit Two and Unit Three located at 390 Washington Street – location 388-390 Washington Street.

WARD FIVE PRECINCT ONE

36 Tennyson Street – Application of Scot Fitzsimmons, a Removal Permit for Unit One and a Certificate of Exemption for Unit Two – attorney Emanuel John Markis, 43 Thorndike Street, Cambridge, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family purchased 1998

Seeking 1 Removal Permit

Seeking 1 Certificate of Exemption

Unit 1 – form filled out by tenants – tenants state owners may condoize their Unit – tenants state they do not wish to purchase their Unit –

Unit 2 – Owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and a Certificate of Exemption for Unit Two located at 36 Tennyson Street.

MINUTES:

On a motion duly made and seconded, it was

VOTED: to accept the Minutes of the Monday May 21, 2007 Meeting and the Thursday June 21, 2007 Special Meeting.

There being no further business to come before the Board, the Meeting was adjourned.

The next scheduled Meeting of the Board is for Monday July 30, 2007, 5:30 p.m., Lower Level Conference Room, City Hall, 93 Highland Avenue.

Respectfully submitted,

Mary Walker

